

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 6, 2009**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

GPA-32424 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: GARNON LLC - Request to Amend a portion of the Southeast Sector
Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL
COMMERCIAL) on 0.35 acres at 4201 West Charleston Boulevard (APN 162-06-510-004),
Ward 1 (Tarkanian). The Planning Commission (6-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****City Council Meeting****1****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****City Council Meeting****4****RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda – Protest/Support Postcards for Items 101 and 102
7. Backup Referenced from the 04-09-2009 Planning Commission Meeting Item 21

Motion made by LOIS TARKANIAN to Hold in abeyance Items 101 and 102 to 5/20/2009

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN
D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-RICKI Y. BARLOW); (Excused-
DAVID W. STEINMAN)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 101 and 102.

FERNANDO GARCIA, 1408 Baldosa Court, stated that after he purchased the property in
August 2008, he sought a license for major repair, and he was told that the property was only
zoned for minor repairs. Although staff does not consider his applications to be compatible or
harmonious for the area, he alleged that other businesses as close as one block are already doing
major repair and have service bays facing the street.

CITY COUNCIL MEETING OF: MAY 6, 2009

MARGO WHEELER, Director of Planning and Development, explained for the Mayor that the difference between minor and major automotive repair is that major repair requires a more intense designation in the General Plan and zoning; this area is designated for service commercial and not general commercial.

MR. GARCIA assured COUNCILWOMAN TARKANIAN that he followed through on her request to hold a neighborhood meeting. The Councilwoman felt strongly against the request to amend the Plan to General Commercial and advised MR. GARCIA that when licensing changes are sought on a property, the property must be brought up to code. However, since she was out of town, she decided to hold the applications in abeyance so that she could confer with MR. GARCIA.

See Item 11 for related backup.

MAYOR GOODMAN declared the Public Hearing closed for Items 101 and 102.

